

The Malthouse, 45 New Street, Henley





An exclusive development of a Grade II listed building which was built in the late 19th Century.

An immaculate 2 bedroom apartment with private gated parking, lift access and close to the town centre and River Thames.



Guide price: £900,000

Tenure: Share of freehold plus leasehold, approximately 982 years remaining

Local authority: South Oxfordshire District Council

Council tax band: E





The property

The Malthouse is an exclusive development of a Grade II listed building, built in the late 19th Century and used for steeping and drying grain until the 1980s when it was transferred to offices. In 2007, the Blue Space Property Group converted the building into eleven unique apartments, enjoying a wonderful position within a short level walk of the town centre and River Thames.

The property is approached via electric gates into a parking area with two vehicle spaces allocated to the apartment. The ground-floor communal entrance hall gives access to the lift and staircase to the second floor. Apartment 8 has been thoughtfully designed to maximise space and light and is finished to an extremely high specification. It offers a reception hall, a drawing room, and a kitchen area. The modern kitchen is fully fitted with a range of integrated appliances.

EV charging points are planned to be installed in the parking area.





The property (continued)

The reception room of the apartment enjoys views across the rooftops of Henley towards the river.

The principle bedroom has fitted wardrobes and en suite bathroom and a second bedroom, also with fitted wardrobes is served by a second stylish bathroom. The property has wooden flooring throughout.





The Malthouse development is perfectly situated in the town. Cafes, shops and leisure facilities are all nearby.

Situation

The Malthouse is situated in the centre of the historic riverside town of Henley-on-Thames close to all major amenities including a supermarket, theatre, cinema, hospital, a host of shops & boutiques, pubs, restaurants and the Phyllis Court Club. Sporting facilities include golf at a number of local courses, boating on the Thames, a choice of gyms and Henley Rugby Club is within walking distance.

Reading and Maidenhead are close to hand with mainline rail station hubs and Crossrail services. Henley's railway station also provides a link to the mainline stations in Reading and Twyford with a fast service to London Paddington (from 25 minutes). The M4 (J8/9) is approximately 6 miles away and provides access to Heathrow and the motorway network.

Directions (RG9 2BP)

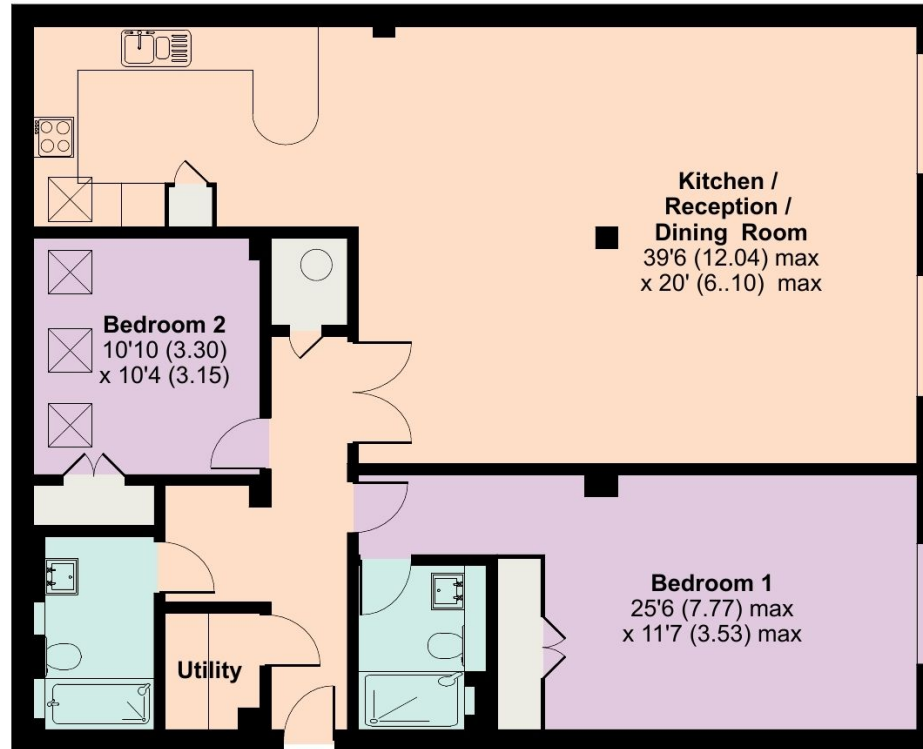
From London proceed along the M4 exiting at J8/9 signed to Henley-on-Thames and Marlow, bearing right onto the A404. Take the second exit signed to Henley, following this road through Hurley and dropping down into Henley. Proceed over the bridge and over the first set of traffic lights. At the main set of traffic lights, turn right into Bell Street. Proceed for approximately 500 metres, turning right at the junction into New Street. The property can be found on the left-hand side towards the end of the road before turning right following Thameside.



New Street, Henley-on-Thames

Approximate Area = 1297 sq ft / 120.4 sq m

For identification only - Not to scale



SECOND FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkchem 2024. Produced for Knight Frank. REF: 1120220

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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